

ASSEMBLY, No. 2975

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED FEBRUARY 20, 2020

Sponsored by:

Assemblyman JAY WEBBER

District 26 (Essex, Morris and Passaic)

SYNOPSIS

Exempts expansion or reconstruction, within 125 percent of existing footprint, of municipal and county buildings and certain emergency services buildings from “Highlands Water Protection and Planning Act.”

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning certain development in the Highlands Region,
2 and amending P.L.2004, c.120.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 30 of P.L.2004, c.120 (C.13:20-28) is amended to
8 read:

9 30. a. The following are exempt from the provisions of **[this**
10 **act]** P.L.2004, c.120 (C.13:20-1 et al.) , the regional master plan,
11 any rules or regulations adopted by the Department of
12 Environmental Protection pursuant to **[this act]** P.L.2004, c.120
13 (C.13:20-1 et al.) , or any amendments to a master plan,
14 development regulations, or other regulations adopted by a local
15 government unit to specifically conform them with the regional
16 master plan:

17 (1) the construction of a single family dwelling, for an
18 individual's own use or the use of an immediate family member, on
19 a lot owned by the individual on the date of enactment of **[this act]**
20 P.L.2004, c.120 (C.13:20-1 et al.) or on a lot for which the
21 individual has on or before May 17, 2004 entered into a binding
22 contract of sale to purchase that lot;

23 (2) the construction of a single family dwelling on a lot in
24 existence on the date of enactment of **[this act]** P.L.2004, c.120
25 (C.13:20-1 et al.), provided that the construction does not result in
26 the ultimate disturbance of one acre or more of land or a cumulative
27 increase in impervious surface by one-quarter acre or more;

28 (3) a major Highlands development that received on or before
29 March 29, 2004:

30 (a) one of the following approvals pursuant to the "Municipal
31 Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.):

32 (i) preliminary or final site plan approval;
33 (ii) final municipal building or construction permit;
34 (iii) minor subdivision approval where no subsequent site plan
35 approval is required;

36 (iv) final subdivision approval where no subsequent site plan
37 approval is required; or

38 (v) preliminary subdivision approval where no subsequent site
39 plan approval is required; and

40 (b) at least one of the following permits from the Department of
41 Environmental Protection, if applicable to the proposed major
42 Highlands development:

43 (i) a permit or certification pursuant to the "Water Supply
44 Management Act," P.L.1981, c.262 (C.58:1A-1 et seq.);

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 (ii) a water extension permit or other approval or authorization
2 pursuant to the "Safe Drinking Water Act," P.L.1977, c.224
3 (C.58:12A-1 et seq.);

4 (iii) a certification or other approval or authorization issued
5 pursuant to the "The Realty Improvement Sewerage and Facilities
6 Act (1954)," P.L.1954, c.199 (C.58:11-23 et seq.); or

7 (iv) a treatment works approval pursuant to the "Water Pollution
8 Control Act," P.L.1977, c.74 (C.58:10A-1 et seq.); or

9 (c) one of the following permits from the Department of
10 Environmental Protection, if applicable to the proposed major
11 Highlands development, and if the proposed major Highlands
12 development does not require one of the permits listed in
13 subsubparagraphs (i) through (iv) of subparagraph (b) of this
14 paragraph:

15 (i) a permit or other approval or authorization issued pursuant
16 to the "Freshwater Wetlands Protection Act," P.L.1987, c.156
17 (C.13:9B-1 et seq.); or

18 (ii) a permit or other approval or authorization issued pursuant
19 to the "Flood Hazard Area Control Act," P.L.1962, c.19 (C.58:16A-
20 50 et seq.).

21 The exemption provided in this paragraph shall apply only to the
22 land area and the scope of the major Highlands development
23 addressed by the qualifying approvals pursuant to subparagraphs (a)
24 and (b), or (c) if applicable, of this paragraph, shall expire if any of
25 those qualifying approvals expire, and shall expire if construction
26 beyond site preparation does not commence within three years after
27 the date of enactment of **【this act】** P.L.2004, c.120 (C.13:20-1 et
28 al.);

29 (4) the reconstruction of any building or structure for any reason
30 within 125% of the footprint of the lawfully existing impervious
31 surfaces on the site, provided that the reconstruction does not
32 increase the lawfully existing impervious surface by one-quarter
33 acre or more. This exemption shall not apply to the reconstruction
34 of any agricultural or horticultural building or structure for a non-
35 agricultural or non-horticultural use;

36 (5) any improvement to a single family dwelling in existence on
37 the date of enactment of **【this act】** P.L.2004, c.120 (C.13:20-1 et
38 al.), including but not limited to an addition, garage, shed,
39 driveway, porch, deck, patio, swimming pool, or septic system;

40 (6) any improvement, for non-residential purposes, to a place of
41 worship owned by a nonprofit entity, society or association, or
42 association organized primarily for religious purposes, or a public
43 or private school, or a hospital, in existence on the date of
44 enactment of **【this act】** P.L.2004, c.120 (C.13:20-1 et al.), including
45 but not limited to new structures, an addition to an existing building
46 or structure, a site improvement, or a sanitary facility;

47 (7) an activity conducted in accordance with an approved
48 woodland management plan pursuant to section 3 of P.L.1964, c.48

1 (C.54:4-23.3) or a forest stewardship plan approved pursuant to
2 section 3 of P.L.2009, c.256 (C.13:1L-31), or the normal harvesting
3 of forest products in accordance with a forest management plan or
4 forest stewardship plan approved by the State Forester;

5 (8) the construction or extension of trails with non-impervious
6 surfaces on publicly owned lands or on privately owned lands
7 where a conservation or recreational use easement has been
8 established;

9 (9) the routine maintenance and operations, rehabilitation,
10 preservation, reconstruction, or repair of transportation or
11 infrastructure systems by a State entity or local government unit,
12 provided that the activity is consistent with the goals and purposes
13 of **[this act]** P.L.2004, c.120 (C.13:20-1 et al.) and does not result
14 in the construction of any new through-capacity travel lanes;

15 (10) the construction of transportation safety projects and bicycle
16 and pedestrian facilities by a State entity or local government unit,
17 provided that the activity does not result in the construction of any
18 new through-capacity travel lanes;

19 (11) the routine maintenance and operations, rehabilitation,
20 preservation, reconstruction, repair, or upgrade of public utility
21 lines, rights of way, or systems, by a public utility, provided that the
22 activity is consistent with the goals and purposes of **[this act]**
23 P.L.2004, c.120 (C.13:20-1 et al.);

24 (12) the reactivation of rail lines and rail beds existing on the
25 date of enactment of **[this act]** P.L.2004, c.120 (C.13:20-1 et al.);

26 (13) the construction of a public infrastructure project approved
27 by public referendum prior to January 1, 2005 or a capital project
28 approved by public referendum prior to January 1, 2005;

29 (14) the mining, quarrying, or production of ready mix concrete,
30 bituminous concrete, or Class B recycling materials occurring or
31 which are permitted to occur on any mine, mine site, or construction
32 materials facility existing on June 7, 2004;

33 (15) the remediation of any contaminated site pursuant to
34 P.L.1993, c.139 (C.58:10B-1 et seq.);

35 (16) any lands of a federal military installation existing on the
36 date of enactment of **[this act]** P.L.2004, c.120 (C.13:20-1 et al.)
37 that lie within the Highlands Region; **[and]**

38 (17) a major Highlands development located within an area
39 designated as Planning Area 1 (Metropolitan), or Planning Area 2
40 (Suburban), as designated pursuant to P.L.1985, c.398 (C.52:18A-
41 196 et seq.) as of March 29, 2004, that on or before March 29, 2004
42 has been the subject of a settlement agreement and stipulation of
43 dismissal filed in the Superior Court, or a builder's remedy issued
44 by the Superior Court, to satisfy the constitutional requirement to
45 provide for the fulfillment of the fair share obligation of the
46 municipality in which the development is located. The exemption
47 provided pursuant to this paragraph shall expire if construction

beyond site preparation does not commence within three years after receiving all final approvals required pursuant to the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) ; and

(18) the expansion or reconstruction within 125% of the footprint of the lawfully existing impervious surfaces on the site, provided that the expansion or reconstruction does not increase the lawfully existing impervious surface on the site by one-quarter acre or more, of (a) a building owned by a municipality or county and used for the purposes of municipal or county government, (b) a court house, or (c) a building used for the purposes of a volunteer fire department, incorporated volunteer fire company, or volunteer first aid, emergency, rescue, or ambulance squad .

b. The exemptions provided in subsection a. of this section shall not be construed to alter or obviate the requirements of any other applicable State or local laws, rules, regulations, development regulations, or ordinances.

c. Nothing in **【this act】** P.L.2004, c.120 (C.13:20-1 et al.) shall be construed to alter the funding allocation formulas established pursuant to the "Garden State Preservation Trust Act," P.L.1999, c.152 (C.13:8C-1 et seq.).

d. Nothing in **【this act】** P.L.2004, c.120 (C.13:20-1 et al.) shall be construed to repeal, reduce, or otherwise modify the obligation of counties, municipalities, and other municipal and public agencies of the State to pay property taxes on lands used for the purpose and for the protection of a public water supply, without regard to any buildings or other improvements thereon, pursuant to R.S.54:4-3.3. (cf: P.L.2009, c.256, s.11)

2. This act shall take effect immediately.

STATEMENT

This bill would exempt the expansion or reconstruction, under certain circumstances, of municipal and county buildings and buildings used by certain emergency service organizations from the "Highlands Water Protection and Planning Act."

Specifically, the bill amends the "Highlands Water Protection and Planning Act" to add a new exemption for the expansion or reconstruction within 125% of the footprint of the lawfully existing impervious surfaces on the site, provided that the expansion or reconstruction does not increase the lawfully existing impervious surface on the site by one-quarter acre or more, of: a building owned by a municipality or county and used for the purposes of municipal or county government; a court house; or a building used for the purposes of a volunteer fire department, incorporated volunteer fire company, or volunteer first aid, emergency, rescue, or ambulance squad. This expansion or reconstruction would be

1 exempt from the provisions of the “Highlands Water Protection and
2 Planning Act,” the regional master plan adopted pursuant thereto,
3 any rules or regulations adopted by the Department of
4 Environmental Protection pursuant thereto, or any amendments to a
5 master plan, development regulations, or other regulations adopted
6 by a local government unit to specifically conform them with the
7 Highlands regional master plan.

8 The exemption in this bill is mirrored on an existing exemption
9 in the act that allows the reconstruction of any building or structure
10 for any reason within 125% of the footprint of the lawfully existing
11 impervious surfaces on the site, provided that the reconstruction or
12 expansion does not increase the lawfully existing impervious
13 surface on the site by one-quarter acre or more. This bill would
14 specifically exempt the limited expansion or reconstruction of
15 buildings owned by a municipality or county (such as a municipal
16 or county office building or a building housing a police department
17 or fire department), court houses, and buildings used by volunteer
18 fire departments, incorporated volunteer fire companies, or
19 volunteer first aid, emergency, rescue, or ambulance squads.